



Planning Commission Application PART I

Project Data

Address of Subject Property 3 Office Park Circle, Mountain Brook, AL 35223

Zoning Classification commercial

Name of Property Owner(s) MTB Office Park , LLC

Phone Number 205-868-4684 Email Ladd@laddmgt.com

Name of Representative Agent (if applicable)

Paul Freeman, Eagle Solar and Light, LLC

Phone Number 205-202-2208, 205-706-7681 Email pfreeman@eaglesolarandlight.com

Name of Engineer or Surveyor _____

Phone Number _____ Email _____

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

March 8, 2024

City of Mountain Brook
Mountain Brook Planning Commission
56 Church Street
Mountain Brook, AL 35213

Request Review of Solar Energy Systems Municipal Code 129-292
Mountain Brook Planning Commission Meeting – April 1, 2024

Enclosed is a request for the City of Mountain Brook Planning Commission to review and approve the installation of Solar Panels as part of a Solar Energy System at the following addresses:

Physical Address: **3 Office Park Circle, Mountain Brook, AL 35223**
Owner: **MTB Office Park, LLC**
Property Mailing address: 6 Office Park Circle STE 111, Birmingham, AL 35223

Scope of Project

Two hundred, forty-five (245) solar panels will be installed on the flat roof of the existing commercial building at 3 Office Park Circle to generate energy to be consumed on site. Maximum AC output is 100 kW.

The solar panels and racking will be installed at a 10% tilt on the flat roof and will not extend more than 12 inches from the surface of the roof. The height of the building relative to adjacent land will shield the solar panels from public view. The roof is surrounded by an 18" parapet wall that will shield solar panels from the public view.

A 4' setback will be mandated from each roof edge.

No part of the roof-mounted Solar Energy System will extend beyond the edge of the roof.

The panels and system are designed to blend into the architecture of the building.

No portion of the Solar Energy System will be visible from any public street or public ROW. Photos attached illustrating that the top of building, where solar will be installed, is not visible.

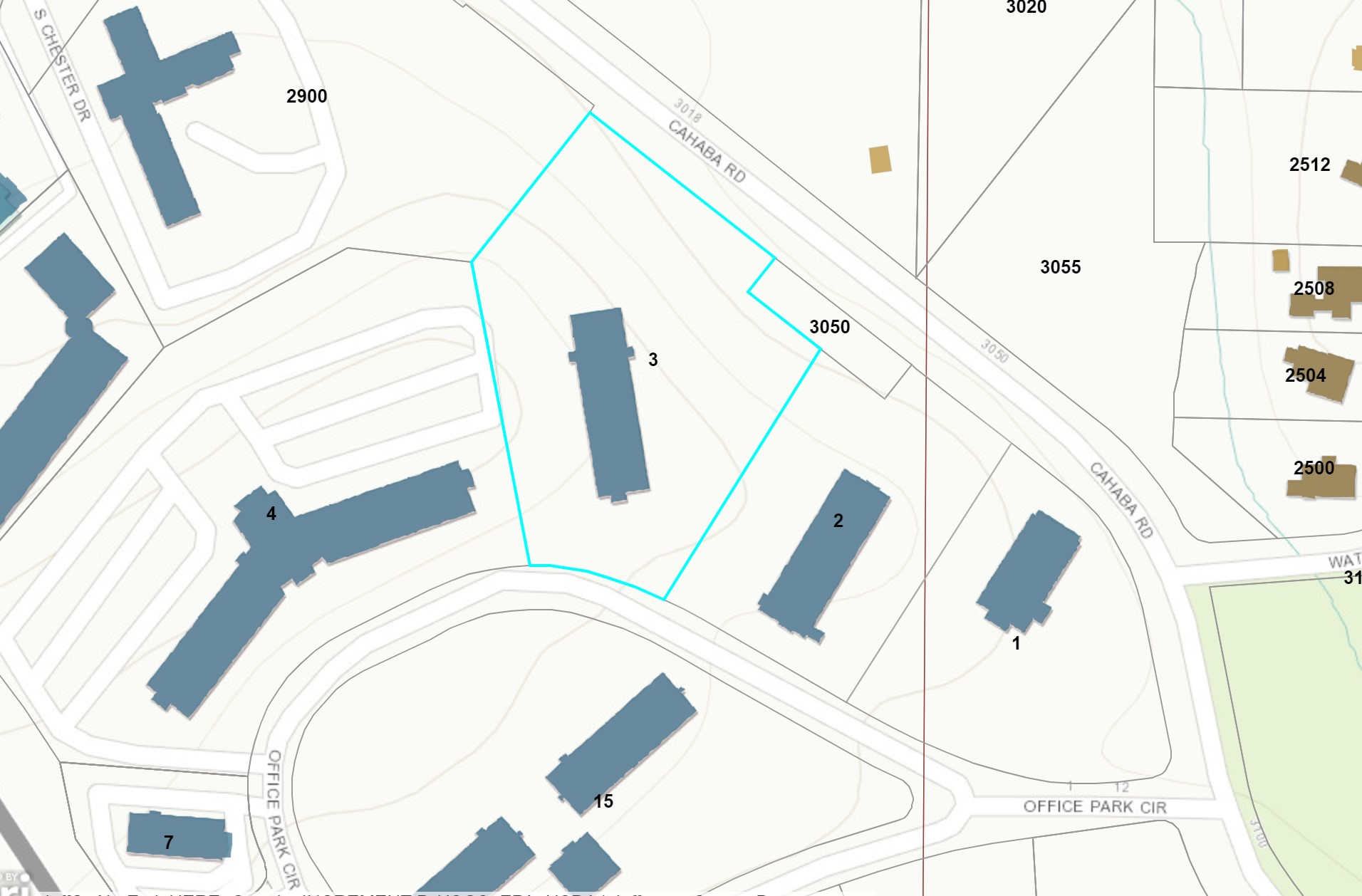
Any external electrical lines and conduit will be painted or blended to match the color of the adjacent roofing and walls.

The roof-mounted Solar Energy System will not increase the height of the building.

Attached:

Certified copy of Jefferson Co Tax Assessor record of adjoining property owners.
Solar panel specification sheet.
Jefferson Co tax map of property and adjoining parcels
Aerial map/ satellite image of property
Aerial view of solar array design on roof top.
Photographs of existing building as viewed from the Office Park Circle.

Paul Freeman, Eagle Solar and Light
(205) 202-2208, pfreeman@eaglesolarandlight.com



2900

3018
CAHABA RD

3020

3055

2512

2508

2504

2500

3050

3050

CAHABA RD

3

2

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1

WAT
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15

7

OFFICE PARK CIR

OFFICE PARK CIR

3100





Cahaba Road

Culver Rd

Cahaba Rd

3 Office Park Cir

35253

Office Park Cir





3
OFFICE PARK
CIRCLE E